



OBERER

REALTY SERVICES, LTD.

AVAILABLE 3.8 AC ON EXECUTIVE BLVD. Huber Heights, Ohio 45424



- **3.778 ACRE PARCEL** strategically located on Executive Blvd. at I-70 & SR 201 (Brandt Pike) between Rose Music Center and Meijer
- **ACROSS FROM NEW 50+ ACRE MIXED-USE DEVELOPMENT** that will provide restaurant, retail and hospitality amenities
- **NEXT TO THE ROSE MUSIC CENTER**, a \$19.3 million, 4,500-seat capacity entertainment pavilion which hosted 82,000 visitors in 2016 and a sold-out 2017 season
- **I-70 VISIBILITY** provides drive-by traffic of over 64,900 vehicles per day and traffic on Brandt Pike is over 16,000 vehicles per day
- **IDEAL LOCATION LESS THAN 1 MILE** from Carriage Trails, the area's largest new residential development with 1,200 single-family homes and 850 multi-family units planned

2016 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	38,675	71,887	146,149
HH INCOME	\$70,600	\$67,580	\$60,296

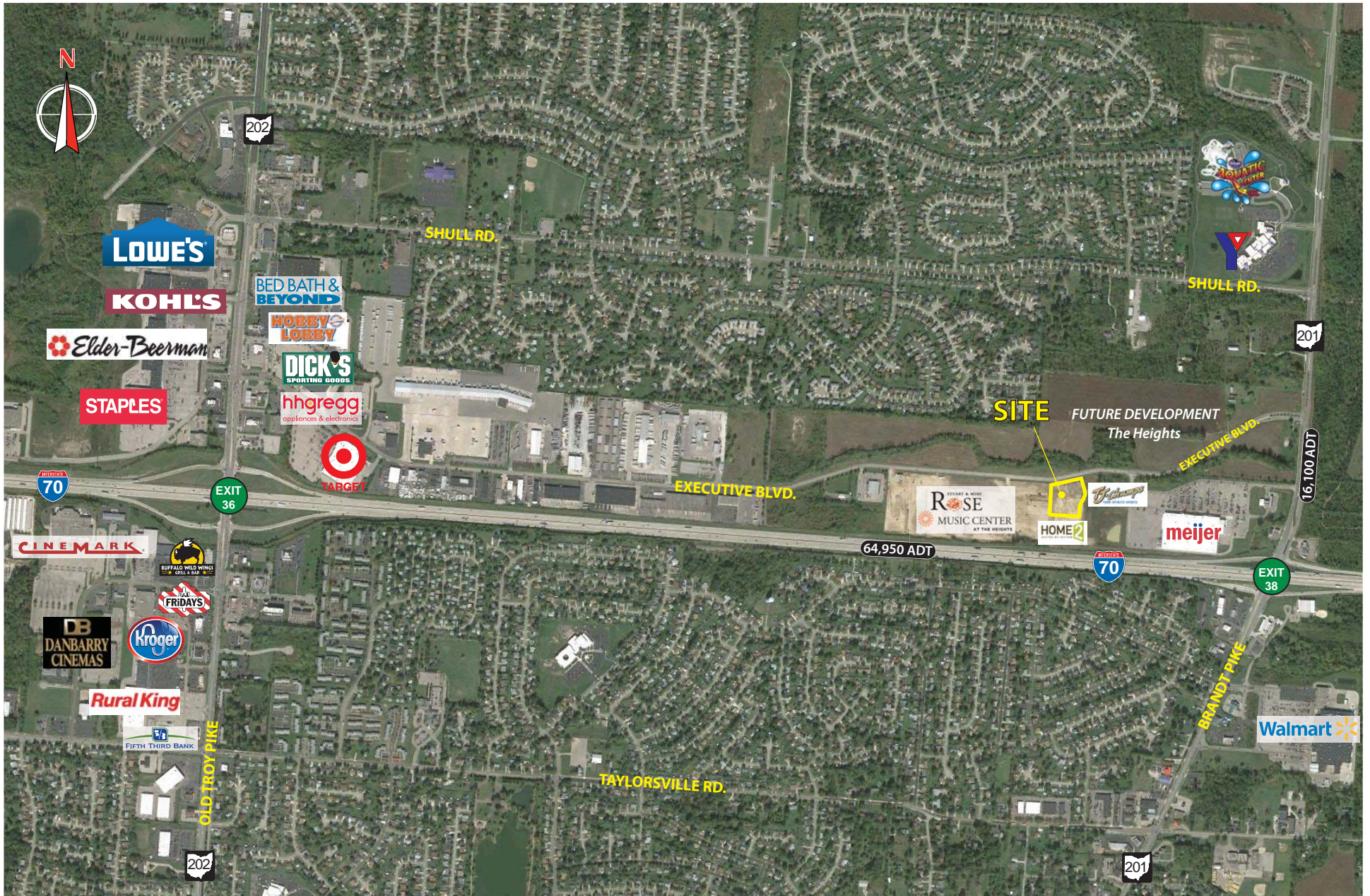
**CALL CHRIS CONLEY OR DANIELLE KUEHNLE
at 937-910-0851 for more information**

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

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